

CITY OF MUSKEGON  
HISTORIC DISTRICT COMMISSION  
REGULAR MEETING  
MINUTES

October 7, 2003

The meeting was called to order at 4:03 p.m. by L. Spataro.

MEMBERS PRESENT: J. Hilt, L. Spataro, L. Cole, T. Russo, T. Bosma

MEMBERS ABSENT: D. Chambers, excused; A. Medema, excused

STAFF PRESENT: B. Lazor, L. Anguilm. B. Grabinski

OTHERS PRESENT: R. Johnson, 419 W. Muskegon; D. Foster, 1227 Ransom;  
D. Smith, Full Life Ministries, 1218 Ransom; J. Gebolys,  
Muskegon Eagles, 621 W. Western; J. Kirksey, 1113 Peck;  
E. Imbault, 1124 Peck

**APPROVAL OF MINUTES**

A motion to approve the regular meeting minutes of September 2, 2003 was made by L. Spataro, supported by J. Hilt and unanimously approved.

**NEW BUSINESS/PUBLIC HEARINGS**

A motion to approve the addition of the walk-in applications to the agenda was made by L. Spataro, supported by T. Russo, and unanimously approved.

Case 2003-60: 565 W. Western – Request to install furnace vents. Applicant: David Towners C.W.A (Mark Grant); District: Clay Western, Class: AA. B. Lazor Presented the staff report. The applicant wishes to install two furnaces in this building. This requires the installation of venting on the outside of the building on the 6<sup>th</sup> street side as indicated in the supplied drawing. From the drawings it appears that there will be two pipes per vent installation (intake - exhaust). The vents appear to exit the building near ground level and the travel 10 feet up the side of the building. The applicant states that the pipes will be covered by an aluminum cover that will be painted to match the exterior color. According to the applicant the structure is too tall to run the pipes out the roof and there is a slab floor (instead of a basement) in the rear, so bringing it out the back is not possible as well. Since the pipes will be covered by a box that will be painted to match the building and there is other equipment on that side of the building, staff recommends approval.

T. Bosma informed HDC that since the application was submitted, the contractor has looked into other options. It is proposed to run the vent pipes through the inside of the building between the floors and come out between the first and second floors with 8 x 12 x 2 inch caps. The caps would be painted to match the surrounding area.

A motion to approve T. Bosma's suggested solution, with the condition that the covers be painted to match their surroundings, was made by L. Cole, supported by L. Spataro, and unanimously approved.

Case 2003-61: 419 W. Muskegon – Request to concur with HBA that building is dangerous.  
Applicant: Robert Grabinski; District: Houston; Class A. B. Lazor Presented the staff report. According to the applicant, a dangerous building inspection was conducted on 7/25/02 and notice and order to repair or remove was issued on 7/30/02. On 8/5/02 the owner pulled a permit to repair the garage. Applicant states that it appears that work has not been done and no inspections have been called for. On 3/6/03 the HBA declared the garage substandard and ordered it demolished. Applicant also states that there has been no contact with the owner. Applicant wishes the HDC concur with the HBA that the structure is unsafe, substandard, a public nuisance and a dangerous building. Contributing and significant historic structures should only be demolished as a last resort after it is found that the buildings are structurally unsound and irreparable. Decisions about structures with little historical or architectural worth can be more lenient according to the guidelines. The garage located at this address appears to have little architectural value and in light of the HBA declaring that the garage was substandard, staff would recommend approval. B. Grabinski, Director of Inspections, was present to explain the decision and will answer questions.

B. Grabinski presented a photo of the structure that showed the lean of the structure and sag in the roof. R. Johnson, owner of the garage, requested a time extension until Spring of 2004. T. Bosma explained that HDC couldn't make that decision. The role of the HDC is to either deny or confirm the decision of the Housing Board of Appeals as to the structure's condition and need for demolition. The request then goes to the City Commission for final approval. It is at City Commission that Mrs. Johnson should make her request. L. Spataro explained a the timeline of when the structure could be demolished if the City Commission approved it.

A motion that the Historic District Commission agree with the Housing Board of Appeals and deem the structure (garage only) located at 419 West Muskegon Avenue is a hazard to public health and safety pursuant to HDC guidelines was made by L. Spataro, supported by T. Russo, and unanimously approved.

Case 2003-62: 1227 Ransom – Request to install new front door. Applicant Debra Foster;  
District: McLaughlin; Class A. B. Lazor presented the staff report. The Applicant states that due to a break in the front round-top door to this house was damaged and cannot be repaired. Applicant states that a new door would cost \$2,000 to \$3,000 dollars. Applicant has supplied pictures of the old and new door and door hardware. The new square door is steel and appears to have panels and a rounded window. According to the applicant the door has been damaged beyond repair. The guidelines state that if a similar salvaged door is not available, then in class A districts, under certain a door of another material and style that conforms to the guidelines may be able to be used. The new door is steel and generally conforms to the guidelines with what appears to be 4 panels and a half-moon light at the top. FYI: In 2001 the applicant applied for permit to change the front door and install a fence but was denied due to lack of information. If a similar door cannot be found, then staff would recommend approval of the new door providing that the arched shaped trim around the door not be removed. Applicant is reminded to obtain all necessary permits before commencing construction.

L. Spataro asked the applicant how she proposed to fit the door into the opening, since they are different sizes. She presented the bid from the contractor stating exactly how the construction company would perform the work, while keeping the rounded molding around the top of the door.

A motion that the installation of the new steel door be approved per submitted details with the following condition: The arched trim around the door shall not be removed was made by T. Russo, supported by L. Cole, and unanimously approved.

Case 2003-64: 1218 Ransom – Request to install privacy fence. Applicant: Full Life Ministries (Derrick Smith); District: McLaughlin; Class A. B. Lazor presented the staff report. The applicant wishes to install a 6 foot high wooden stockade style fence along the south property line from the rear lot line to the front building line which is approximately 100 feet. The fence generally conforms to the HDC guidelines on fence layouts. The HDC has allowed 6' fences to go up to the front building line in the past. Staff recommends approval with the suggestion that the tops of the fences reflect the gothic nature of the church (i.e. pointed tops). Staff reminds applicant to obtain all necessary permits before commencing construction.

D. Smith stated that the new proposed fence would run parallel to the chain link fence and would be gothic in nature, if the materials could be found locally.

A motion to approve the request to install privacy fence at 1218 Ransom, was made by L. Cole, supported by J. Hilt, and unanimously approved.

Case 2003-66: 621 W. Western – Request to add new wall. Applicant: Alstrom Construction (Jim Gebolys) District: Clay-Western; Class AA. B. Lazor gave an overview. Applicant wishes to construct a parapet wall on the room in the rear of the building on 7<sup>th</sup> street. The applicant has supplied a drawing of the proposed wall. The wall steps down from the main building. There will be a brick accent section as seen in the drawing. The applicant states in the application that miscellaneous tuck point, repair and paint will be applied in conjunction with face lift of the parapet.

J. Gebolys has found a building that has similar block that can be used for this wall. They will try and save as much of the tile cap as possible from the current wall top. They will tie it in with a band of accenting brick. The applicant states that the design for the accent brick may change slightly from the proposed drawing, but it would not be a radical change. The HDC did not have a problem with this. The applicant stated that the new block will be painted to match the old block.

A motion to approve the request to build a wall per the plans submitted, with some deviation to the plan allowed, was made by T. Russo, supported by J. Hilt, and unanimously approved, with T. Bosma abstaining.

Case 2003-67: 1113 Peck – Request to renovate exterior parts of house. Applicant: Joshua Kirksey; District: McLaughlin; Class A. Applicant wishes to remove metal siding on Houston Avenue porch/entry area and replace with column wraps and handrails to match existing. Applicant also wishes to repair and replace rails and details on rear 1<sup>st</sup> and 2<sup>nd</sup> floor deck areas. Applicant also wishes to install a double hung window on second floor peck street elevation where old aluminum ½ storm panel was removed. Applicant also wishes to remove and replace roofing materials with associated metals and flashings. Applicant has supplied a booklet containing samples of the roofing materials. Finally applicant also wishes to repair and tuck point chimney.

L. Spataro stated that he was very impressed with the work that had done so far. J. Kirksey stated that the deck railings to be install on the back of the house would be the same style as used on the front.

A motion to approve the improvements and repairs at 1113 Peck which include removal of metal siding in Houston Ave Porch/Entry area; replace with column wraps and handrails to match existing. Repair and replace rails and details on rear 1<sup>st</sup> and 2<sup>nd</sup> floor deck areas; install a double hung window on second floor Peck Street Elevation where old aluminum ½ storm panel was removed; removal and replacement of roofing materials with associated metals and flashings as indicated in supplied samples, was made by L. Cole, supported by L. Spataro, and unanimously approved.

Case 2003-68 : 1124 Peck Street – Request to install doors, windows, siding and brackets.  
Applicant: Ed Imbault; District: McLaughlin; Class A. Applicant wishes to install doors, windows, siding and brackets. E. Imbault explained that he was requesting to install or restore all the windows in the home, replace the doors with steel doors with glass, and install double 4-inch vinyl siding. The windows will be 4 lite double hung vinyl to fit original openings. The applicant supplied a sketch of what the brackets under the eaves would look like

L. Spataro asked if he had any interest in doing something with the front porch. Mr. Imbault replied that he was interested, but was unsure at this time just what to do with it. T. Russo suggested that he check out Gil Buckley’s house, located next to the Hume Home on Webster Avenue. Mr. Buckley built a small porch that is appropriate to the Italianate style home.

A motion to approved the described work as proposed(Replace or restore windows 4 lite double hung to fit original; bracket detail under eaves as described; new steel doors with glass; new 4” vinyl siding), was made by L. Spataro, supported by L. Cole, and unanimously approved.

## **OLD BUSINESS**

None.

## **OTHER**

Staff asked if landscaping of the lawn for the two houses moved onto the lots on Muskegon is something that wish to comment on. HDC did not feel it was within their scope to approve or disapprove landscaping.

L. Cole asked about the five historic buildings located on the old Muskegon Mall site. L. Spataro explained the study done on the building and the results of that.

## **ADJOURN**

There being no further business, the meeting was adjourned at 4:50 p.m.